

**FINDINGS OF CONFORMANCE
MULTIPLE SPECIES CONSERVATION PROGRAM
For Verizon Wireless-Raptor Telecommunications
ZAP 02-036**

October 11, 2004

I. Introduction

The proposed project is a Minor Use Permit for a wireless telecommunications facility. There is an existing single-family residence on the 4.07 acres project site. Project development involves the construction of a telecommunications tower disguised as a faux pine tree. The tower will have 12 panel antennas, GPS antenna, and a parabolic antenna. All associated equipment cabinets will be located at ground level in a 10-foot by 24-foot enclosure.

The project site is located in the Metro-Lakeside-Jamul Pre-Approved Mitigation Area (PAMA) of the County of San Diego, southwest of Scripps Poway Parkway and Hwy. 67, on the north side of Sycamore Canyon Road (APN 323-110-44-00). The project site and parcels to the east and west along Sycamore Canyon Road have single-family residences. North of the site and Scripps Poway Parkway, the land is undeveloped native habitat. To the south, the land is also undeveloped native habitat, and includes the Sycamore Canyon County Open Space Preserve.

A biological resources report was completed by Merkel & Associates, dated August 2, 2004. Resources identified on-site include 3.15 acres of urban-developed and 0.92 acres of southern mixed chaparral. The chaparral is mapped as high value habitat. No sensitive or listed flora/fauna were observed or expected to occur on-site. The property is located within the United States Fish and Wildlife Service (USFWS) Quino checkerspot butterfly survey area. However, suitable habitat per the USFWS protocol does not occur on-site. The report also discusses the potential for the California gnatcatcher to occur. Based on the mapped vegetation on-site and on adjacent lots, coastal sage scrub habitat is not present. Therefore, the California gnatcatcher is not expected to occur.

Project development will occur within the urban-developed envelope surrounding the existing single-family residence. No sensitive or listed plant and animal species will be impacted. Because the project site is located within the MSCP's PAMA, the project site is considered a Biological Resource Core Area (BRCA). The regional PAMA is a significant wildlife movement corridor that connects with preserved land around San Vicente Reservoir, Sycamore Canyon Preserve, and preserved land within the City of Poway to County PAMA within the San Pasqual Valley. Allowable impacts and required mitigation have been adjusted accordingly to conform to the MSCP and the Biological Mitigation Ordinance (BMO).

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Urban-Developed	IV	3.15	0.16	--	--
Southern Mixed Chaparral	III	0.92	0.00	1:1	--
Total:	--	4.07	0.16	--	0

The findings contained within this document are based on County records, staff field site visits and the biological resources report completed by Merkel & Associates, dated August 2, 2004. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the BMO and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Game and the USFWS. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The project site is located within a PAMA of the County of San Diego's MSCP Metro-Lakeside-Jamul segment. Therefore, the site qualifies as a BRCA.

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

Development impacts are not significant and require no mitigation. However, if on-site mitigation were necessary, the site qualifies as a BRCA because it is within a PAMA.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

The proposed wireless telecommunications facility involves impacting 0.16 acres of urban-developed habitat. Although these are impacts within a BRCA, they are not significant, do not impact sensitive habitat(s) and/or species, and do not require mitigation. Project impacts will also not adversely affect the assembly of the County of San Diego's MSCP preserve system because project development occurs within a developed area. In addition, no impacts occur to sensitive, narrow endemic, or listed plant and animal species. Therefore, Project Design Criteria and Attachments G and H are not required.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

- 1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.**

No wetland or riparian habitat occurs on-site. Therefore, no impacts will occur.

- 2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.**

The project proposes to develop within an urban-developed habitat designation, mapped as low value habitat. No impacts will occur to any sensitive habitat.

- 3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.**

Southern mixed chaparral on-site is mapped as very high habitat value. However, project proposes to impact only urban-developed habitat. All sensitive habitats will remain undisturbed.

- 4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.**

The project has no significant impacts and therefore is not required to mitigate through preservation of habitat either on- or off-site.

- 5. The project provides for the development of the least sensitive habitat areas.**

All project development will occur within urban-developed habitat, which is not considered sensitive. Therefore, the project has avoided impacts to sensitive habitats.

- 6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.**

No sensitive, narrow endemic, or listed species were observed on-site. In addition, no habitat impacts require mitigation. Therefore, the project does not impact key regional populations of covered species, and representations of sensitive habitats.

- 7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

The project has no impacts requiring mitigation. Therefore, the project has no habitat mitigation requirements that would contribute to the conservation of large interconnecting blocks of habitat.

- 8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical**

populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.

No sensitive, narrow endemic, or listed species were observed on-site.

9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.

Project development occurs within the footprint of the existing single-family residence. Therefore, project impacts will not jeopardize the possible or probable preserve assembly.

10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.

No mitigation is required and no open space is proposed. Therefore, no edge effects will occur to "proposed" open space.

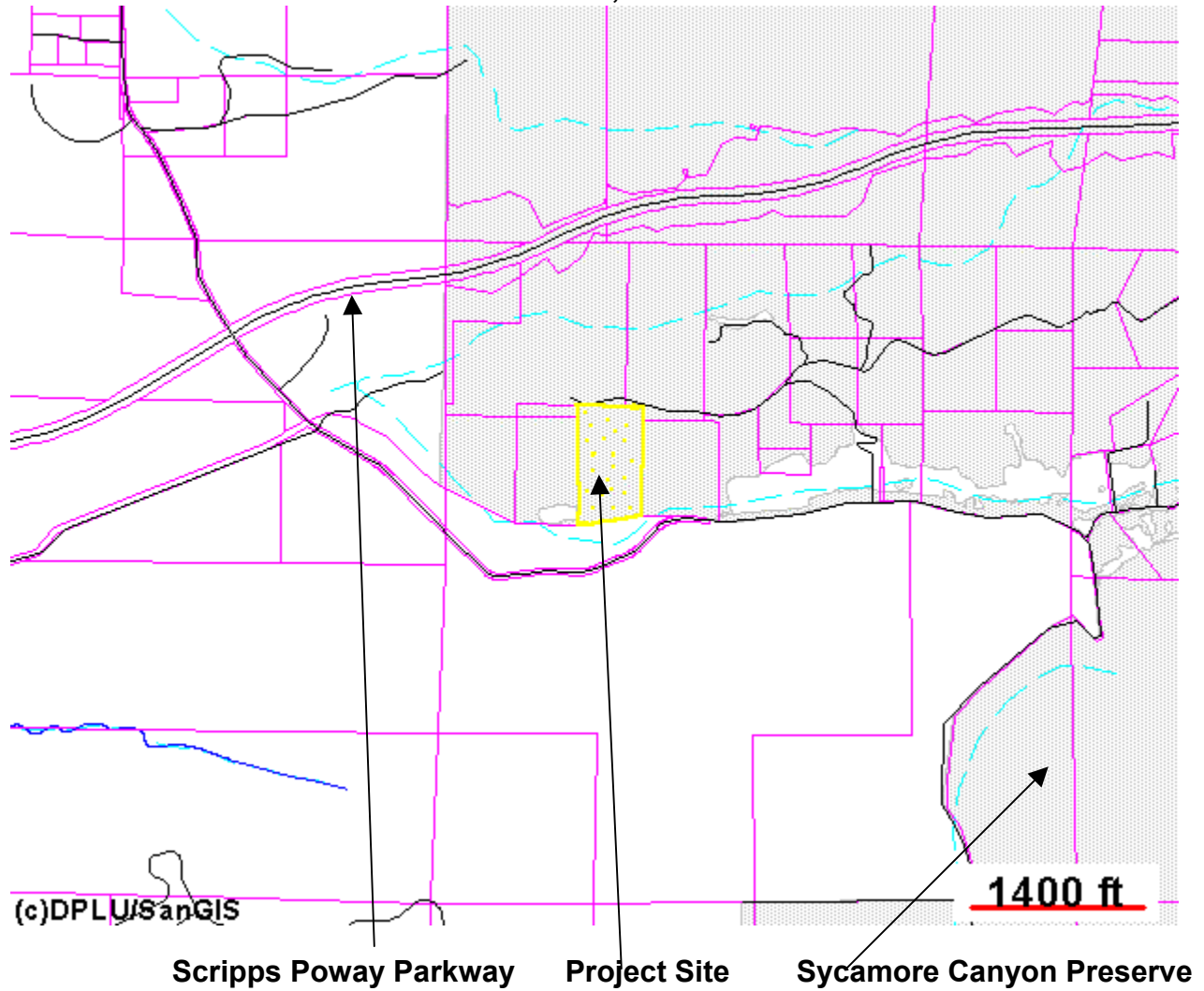
11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

The project has been sited to impact urban-developed habitat. Therefore, the project has avoided sensitive resources, covered species and impacts to BRCA's.

Greg Krzys, Department of Planning and Land Use
November 10, 2004

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MSCP Designation For
Verizon Wireless-Raptor Telecommunications
ZAP 02-036, ER 02-014-22



— Streets
— Freeways
□ Parcels
■ Lakes
— Rivers
- - - Creeks

■ Major Amend Area
■ Minor Amend Area
■ MSCP PAMA
■ Take Authorized Areas
■ Planned Preserve